

# How to Calculate Building fees for New Commercial Buildings

*The City of Louisville is currently under the 2012 International Codes (adopted 03/31/2014) and 2011 NEC*

## A. Building Fee: Based off total Valuation which includes: Materials, Labor, & Profit

<b><u>TOTAL VALUATION</u></b>	<b><u>FEES</u></b>
\$1.00 to \$500.00	\$0.00 as per Sec. 15.04.060.14(e)LMC
\$500.01 to \$2,000.00	\$28.00 for the first \$500.00 plus \$4.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,000.01 to \$25,000.00	\$82.00 for the first \$2,000.00 plus \$16.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,000.01 to \$50,000.00	\$400.00 for the first \$25,000.00 plus \$12.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,000.01 to \$100,000.00	\$700.00 for the first \$50,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,000.01 to \$500,000.00	\$1000.00 for the first \$100,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$4000.00 for the first \$500,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.01 and up	\$6000.00 for the first \$1,000,000.00 plus \$4.00 for each \$1,000.00 or fraction thereof.

**\*Minimum Building permit fee is \$82.00 for Minor and single trade permit**

*Note: Valuation shall be based upon the August 2012 edition of the ICC Building Valuation Data as updated on the ICC website [www.iccsafe.org](http://www.iccsafe.org)*

## B. Plan review is 65% of building fee (from Building Fee above)

## C. Combination Trade Permit Fees:

**First one: 20% of building fee** (from above) example Electrical

**Second one: 10% of building fee** (from above) example Plumbing

**Third one: 10% of building fee** (from above) example Heating and Cooling

## D. Impact Fees: For Commercial Buildings (see breakdown of fees for categories below) Fees will be charged with the 1st tenant after Core & Shell or at the time of New Build when the tenant is known See Appendix A Ordinance # 1602 Series 2011 effective Jan 2, 2012.

<b>Use Category</b>	<b>Municipal</b>	<b>Transportation</b>	<b>Total *</b>
<b>Nonresidential (Per sq ft of floor area)</b>			
Com/shop Ctr 50,000 SF or less	\$0.27	\$0.43	\$0.70
Com/shop Ctr 50,001-100,000 SF	\$0.24	\$0.38	\$0.62
Com/Shop Ctr 100,001-200,000 SF	\$0.21	\$0.33	\$0.55
Business Park (R & D)	\$0.30	\$0.19	\$0.49
Medical-Dental Office	\$0.39	\$0.53	\$0.91
General Office 50,000 SF or less	\$0.37	\$0.23	\$0.60
General Office 50,001-100,000 SF	\$0.35	\$0.19	\$0.55
General Office 100,001-200,000 SF	\$0.33	\$0.17	\$0.50
Hospital	\$0.30	\$0.24	\$0.54
Mini-Warehouse	\$0.0004	\$0.04	\$0.0404
Warehousing	\$0.09	\$0.05	\$0.14
Manufacturing	\$0.17	\$0.06	\$0.23
Light Industrial	\$0.22	\$0.10	\$0.32
<b>Nonresidential (per unique indicator)</b>			
Lodging (per room)	\$42.00	\$82.00	\$124.00
Elementary School (per student)	\$8.00	\$19.00	\$27.00
Secondary School (per student)	\$8.00	\$25.00	\$33.00
Day Care (per student)	\$15.00	\$65.00	\$81.00
Nursing Home (bed)	\$35.00	\$35.00	\$69.00

*\*The sum of rows does not exactly equal the total due to rounding of numbers up or down.*

*The amount stated in the total column is the amount due.*

E. Water Tap Fee: See Tap Fee Calculation Form (An Irrigation Tap Fee may also be required)

Contact Public Works for more information 303-335-4608

F. Sewer Tap Fee: 50% of Water Tap Fee

Contact Public Works for more information 303-335-4608

G. Boulder County Use Tax: 0.985% of 50% of Total Valuation

H. City of Louisville Use Taxes: 3.5% of 50% of Total Valuation

I. Louisville Fire Protection District Plan Review and Permit Fees

Contact Chris Mestas, Fire Marshall 303-666-8809 — City of Louisville will collect these fees at time of building permit issuance

J. Elevator Plan Review, Inspection and Acceptance fees \$800.00 for new elevators

L. Site Improvements: Use Taxes paid on 50% of the Total Site Improvement Valuation

M. Application and Development Review Fees

Contact Planning 303-335-4592

Example

Assume Valuation of \$800,000

Building Permit Fees (See A)		\$ 5,500.00	
Plan Check Fee (See B)		\$ 3,575.00	
Combination Trade Fees (See C)			
Electrical Fee (1st trade) if applicable		\$ 1,100.00	
Plumbing Fee (2 <sup>nd</sup> trade) if applicable		\$ 550.00	
Mechanical Fee (3 <sup>rd</sup> trade) if applicable		\$ 550.00	
Impact fees: (See D above) To be determined by planning			
Use Category x # of Square Feet		\$ 19,600.00	Business Park \$0.49 x 40,000 SF
Water Tap Fees: (See E)		\$ 46,200.00	Based on Annual Demand
Sewer Tap Fees: (See F)		\$ 23,100.00	50% of Tap Fee
Boulder County Use Tax (See G)		\$ 3,940.00	
City of Louisville Use Tax (See H)		\$ 14,000.00	
Louisville Fire Protection Fees (See I)		\$ 1,825.00	Example - fees will vary.
Elevator Plan Review Fee (See J)		\$ 800.00	Only if applicable
Site Improvement Fees (See K)		\$ 107.51	Based on a total of \$5,000
<b>TOTAL BUILDING FEES for New Commercial</b>		<b>\$120,857.51</b>	

These fees are for an estimate only: Final fees will be calculated once the permit is approved.

There may be additional development or land use fees and Public Improvement Costs. (See Planning 303-335-4592)

**Other Inspections and Fees:**

(Resolution 78 Series 2014 Table 8 )

Item	Description	Cost	Note
1.	Inspection outside of normal business hours	\$47.00 <sup>1</sup> / hour	Minimum charge: 2 hours
2.	Re-inspection fees assessed	\$47.00 <sup>1</sup> / hour	
3.	For use of outside consultants for plan checking and inspections or both	Actual cost <sup>1</sup>	
4.	Single trade permit fee minimum	\$82 .00	\$47 inspection plus \$35 administrative cost
	Additional plan review required by changes, additions or revisions to plans	\$100.00 / hour	Minimum charge: 1 hour

<sup>1</sup>Actual costs include administrative and overhead costs.